



FOR SALE

Offers in the region of £495,000

The Shrubberies, Colemere, Nr Ellesmere, Shropshire, SY12 0QL

A unique and rather special five bedroom thatched country cottage of immense charm and character with a wealth of character internal features together with lovely surrounding gardens extending, in all, to in excess of half an acre, or thereabouts, in the sought after North Shropshire hamlet of Colemere.



Ellesmere (3 miles), Wem (7 miles), Shrewsbury (14 miles), Chester (26 miles)
(All distances approximate)



- Thatched Country Cottage
- Five Bedrooms
- Immense Charm & Character
- Lovely surrounding Gardens
- Ext. to over 0.5 of an acre
- Sought after location

DESCRIPTION

Halls are delighted with instructions to offer The Shrubberies in Colemere, for sale by private treaty.

The Shrubberies is a most interesting and individual detached country cottage of immense charm and character with lovely mature surrounding gardens in the particularly sought after North Shropshire hamlet of Colemere.

The property has been subject to a major scheme of improvement, which has been undertaken with great taste and skill taking great care to preserve the 'character' of the property by retaining a wealth of internal character features throughout.

The interesting internal accommodation is most versatile and is presented to a high standard. There are, at present, five bedrooms, with the 'north wing' providing two bedrooms and a bathroom, making ideal guest accommodation.

The accommodation, at present, comprises a ground floor, Reception Hall, Cloakroom, Inner Hall, Sitting Room, Conservatory/Garden Room, Dining Room, Kitchen/Breakfast Room, Study, Rear Hall, Utility Room, Boot Room and Store Room, together with 5 first floor Bedrooms and 2 Family Bathrooms. The property has the benefit of oil fired central heating and is presented for sale with the fitted carpets included in the purchase price, with the blinds and curtains available, if required.

The gardens of The Shrubberies are a most notable feature and include a paved/cobbled patio area to the rear of the cottage making a lovely setting for outside dining/entertaining etc, which, in turn, lead on to a mature lawned garden flanked by floral and herbaceous borders. This area leads through to a further orchard area.

The property extends, in all, to over half an acre, or thereabouts.

The sale of The Shrubberies does, therefore, provide an extremely rare opportunity to purchase an outstanding 5 bedroom detached thatched country cottage with garage and lovely surrounding gardens in this particularly sought after North Shropshire village location.

Halls, the selling agents, have no hesitation in recommending The Shrubberies for an immediate viewing.

SITUATION

The Shrubberies is situated in the sought after North Shropshire hamlet of Colemere in the heart of what is known as the "Shropshire Lakelands", due to its famous meres and waterways. Whilst enjoying this totally rural location, the nearby North Shropshire towns of Ellesmere (3 miles), Wem (7 miles) and Whitchurch (10 miles) are all within easy motoring distance and all have an excellent range of local shopping, recreational and educational facilities. The county towns of Shrewsbury (14 miles) and Chester (26 miles) are, also, within easy reach and, of course, have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere take the A528 Shrewsbury road south, for approximately 1.5 miles to "Spunhill" and turn left signposted Colemere. Proceed on this quiet country lane to the village of Colemere passing 'Mill Lane' on the left hand side and then bear left. Continue for a short distance and The Shrubberies will be located on the left hand side identified by a Halls 'For Sale' board.

THE ACCOMMODATION COMPRISES

An external front entrance porch with partly glazed front entrance door opening into a:

RECEPTION HALL

With a fitted carpet as laid, a magnificent range of exposed ceiling and wall timbers, carpeted stairs to first floor and door into a:

CLOAKROOM

With a continuation of the carpeted floor, a low flush WC suite, a 'Heritage' hand basin (H&C), radiator, exposed ceiling timbers and an opaque window to front elevation.

The Reception Hall leads through to an:

INNER HALL

Which has a continuation of the carpeted floor, a double panelled radiator, exposed ceiling timbers and door into the:

SITTING ROOM

16'8" x 13'2" (5.07m x 4.02m)

(Max) With a fitted carpet as laid, a superb range of exposed ceiling and wall timbers, a magnificent inglenook style fireplace with 'Clearview' wood burning stove and bench seats to two sides, two radiators, two eye level glazed fronted storage cupboards with leaded lights, door to an understairs storage area and glazed door through to a super:



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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



CONSERVATORY/GARDEN ROOM

18'2" x 5'10" [5.54m x 1.79m]

[Widening to 2.90m] With a ceramic tiled floor, double glazing, radiator and double doors leading out to the gardens.

DINING ROOM

11'3" x 10'6" [3.44m x 3.21m]

With a fitted carpet as laid, a superb range of exposed ceiling and wall timbers, radiator, internal walls through to the Garden Room.

KITCHEN/BREAKFAST ROOM

14'10" x 12'1" [4.51m x 3.68m]

With an attractive tiled floor and a fitted kitchen comprising a 1.5 bowl sink unit (H&C) with swan necked mixer tap and cupboards under, a range of roll topped work surfaces to either side with base units below, an integrated refrigerator, and integrated 'Siemens' dishwasher, an integrated hob unit with fitted extractor hood above and 'Stoves' double oven below, exposed ceiling timbers, windows to a number of elevations overlooking the gardens, a tile topped dresser unit with storage above and below, fitted panelling and 'L' shaped bench to one corner, further tile topped work surface with storage cupboards below, upright shelved larder cupboard and partly glazed stable type door out to the attractive brick and timber rear external porch with timber gate opening in to the gardens.

A door leads from the Reception Hall into a:

STUDY

7'10" x 7'0" [2.39m x 2.13m]

With a fitted carpet as laid, panelled ceiling with downlighters, radiator, window overlooking the gardens and door through to a:

REAR HALL

With a tiled floor, an extensive range of fitted cupboards, electric heater, partly glazed door to the gardens and door into a:

UTILITY ROOM

14'11" x 9'4" [4.54m x 2.85m]

(Originally a Garage) With a tiled floor, a stainless steel single drainer sink unit (H&C) with cupboards under, a range of roll topped work surfaces to either side with planned space and plumbing below for appliances, further roll topped work surface, fluorescent strip lighting, planned space for an upright fridge/freezer and an extensive range of shelved storage cupboards.

A further door leads from the Rear Hall into a useful:

BOOT ROOM

With a tiled floor, coat hooks, power points, shelving, door to an understairs storage area and further door into a:

STORE ROOM

9'5" x 8'1" [2.86m x 2.47m]

A carpeted staircase rises from the Rear Hall up to a:

FIRST FLOOR LANDING

Which has a fitted carpet as laid, access to an understairs storage area, roof light window and door into a:

BEDROOM 4

9'11" x 9'4" [3.03m x 2.85m]

With a fitted carpet as laid, attractive exposed ceiling and wall timbers, a wall mounted electric heater, window to front elevation and roof light window.

BATHROOM

With a fitted carpet as laid, a panelled bath (H&C) with tiled surrounding walls, 'Mira' shower unit and screen, a pedestal hand basin (H&C) with a tiled splash, a low flush WC, fully tiled walls, roof light window, ceiling mounted extractor fan and an upright ladder style radiator.

BEDROOM 5

11'8" x 6'10" [3.56m x 2.08m]

With a fitted carpet as laid, wall mounted electric heater, window overlooking the gardens and delightful open countryside beyond.

PLEASE NOTE

These two bedrooms and bathroom, the 'north wing', is ideal for guest/annexe accommodation.

The carpeted main staircase rises from the Reception Hall up to a:

FIRST FLOOR LANDING

Which has many exposed ceiling and wall timbers throughout, a fitted carpet as laid, an inspection hatch to the roof space, radiator and door to:

BEDROOM 1

14'10" x 12'10" [4.53m x 3.92m]

With a fitted carpet as laid, many exposed ceiling and wall timbers, radiator, windows to two elevations and an extensive range of fitted wardrobes.



FAMILY BATHROOM

10'6" x 10'4" (3.19m x 3.14m)

(Max - The room is 'L' shaped) With attractive oak flooring, exposed ceiling and wall timbers, panelled bath (H&C) with tiled surrounds and shower attachment, pedestal hand basin (H&C) with a tiled splash and mirror over, low flush WC, tiled enclosed shower cubicle, upright ladder style towel rail/radiator, wall mounted mirror fronted vanity cabinet and door into an AIRING CUPBOARD with a hot water cylinder, immersion heater and slatted shelving over.

BEDROOM 2

14'10" x 12'0" (4.51m x 3.67m)

(Max) With a fitted carpet as laid, windows to three elevations overlooking the gardens and delightful open countryside beyond, radiator, exposed ceiling and wall timbers and an excellent range of fitted wardrobes.

BEDROOM 3

13'2" x 6'11" (4.01m x 2.12m)

Now used as an office, with a fitted carpet as laid, windows to two elevations overlooking the gardens and delightful open countryside beyond and exposed ceiling and wall timbers.

OUTSIDE

The property is approached of the quiet Council maintained country lane by a sweeping gravelled driveway which leads to the front of the property where there is parking and room for manoeuvring a good number of vehicles. There is a:

SINGLE GARAGE

19'1" x 9'7" (5.82m x 2.93m)

With an up and over front door, concreted floor and power and light laid on.

THE GARDENS

The gardens are an attractive feature of the property and briefly comprise a shaped raised lawned front garden with central rockery feature. Adjacent to this is a circular paved area with floral border surrounding which leads on, in

turn, through to the rear gardens which are also attractively presented, comprising a paved and cobbled patio area to the rear of the cottage leading on to a super mature shaped lawn with further circular paved patio area to one side making a lovely setting for outside dining/BBQ's etc. The lawns are flanked by an attractive ornamental pond feature with rockery borders to one side and a number of floral and herbaceous borders well stocked with a wide variety of flowering trees, shrubs and plants. This area of garden leads through to a further area of garden/orchard which includes a TIMBER GARDEN STORES/ MOWER SHED. There are, also, two TIMBER GARDEN SHEDS and a TIMBER FUEL STORE/OIL TANK STORAGE ROOM.

The property extends, in all, to over half an acre, or thereabouts.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

The property is in band ' G ' on the Shropshire Council Register. The payment for 2016/2017 is £2567.10.

VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.

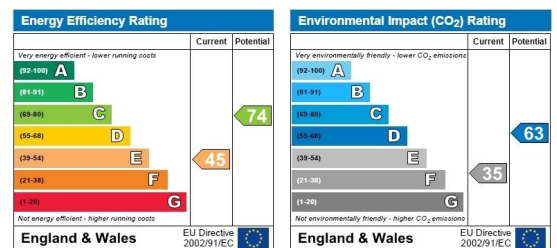
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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